148.0	0003	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	798,000 /	798,000
					USE VALUE:	798,000 /	798,000
					ASSESSED:	798,000 /	798,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3	-5	QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAN CHOON WENG ETAL/ TRUSTEE
Owner 2:	A CHAN & H LUONG REVOCABLE TR
Owner 3:	
Street 1:	1833 ARENA DR
Street 2:	
Twn/City:	DAVIS
St/Prov:	CA Cntry: Own Occ: N
Postal:	98618 Type:

PREVIOUS OWNER

Owner 1:	CHAN CHOON-WENG & -
Owner 2:	LUONG HANH -
Street 1:	1833 ARENA DR
Twn/City:	DAVIS
St/Prov:	CA Cntry:
Postal:	98618

NARRATIVE DESCRIPTION

This parcel contains .089 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Aluminum Exterior and 2542 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3870.000	460,300		337,700	798,000
Total Card	0.089	460,300		337,700	798,000
Total Parcel	0.089	460,300		337,700	798,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.99 | /Parcel: 313.99

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 97264

GIS Ref

GIS Ref

Insp Date 06/27/18

!11556!

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	460,300	0	3,870.	337,700	798,000		Year end	12/23/2021
2021	104	FV	438,900	0	3,870.	337,700	776,600		Year End Roll	12/10/2020
2020	104	FV	439,100	0	3,870.	337,700	776,800	776,800	Year End Roll	12/18/2019
2019	104	FV	339,600	0	3,870.	337,700	677,300	677,300	Year End Roll	1/3/2019
2018	104	FV	335,300	0	3,870.	299,100	634,400	634,400	Year End Roll	12/20/2017
2017	104	FV	314,000	0	3,870.	250,900	564,900	564,900	Year End Roll	1/3/2017
2016	104	FV	314,000	0	3,870.	250,900	564,900	564,900	Year End	1/4/2016
2015	104	FV	279,000	0	3,870.	217,100	496,100	496,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:43:01

LAST REV

Date	Time
08/06/18	15:21:35
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11556

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAN CHOON-WENG	69809-4		8/22/2017	Convenience	99	No	No		
TAN HONG,	59230-21		6/4/2012		533,000	No	No		
O ROURKE PATR	53892-178		12/29/2009		460,000	No	No		
O ROURKE JAMES	52768-209		5/14/2009	Family	1	No	No		
O ROURKE JAMES	42563-581		4/21/2004	Family	99	No	No		
O ROURKE JAMES	30831-481		11/3/1999	Family	99	No	No		
	21468-408		10/1/1991		99	No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
5/18/2009	Entry Denied	372	PATRIOT
12/9/1999	Mailer Sent		
11/30/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	97264
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3870		Sq. Ft.	Site		0	70.	1.25	8			Locatio	-10					337,743						337,700	

Total AC/HA:	0.08884	Total SF/SM:	3870	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	337,743	Spl Credit		Total:	337,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08896315
Const Adj.:	0.97515047
Adj $ / SQ:	191.143
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	667079
Depreciation:	206794
Depreciated Total:	460284

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

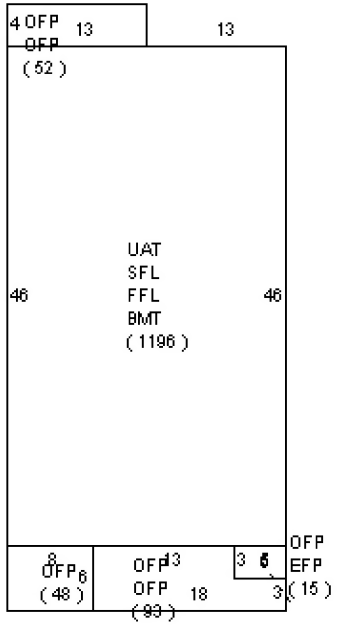
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	191.14
Special Features:	0	Val/Su Net:	108.18
Final Total:	460300	Val/Su SzAd	192.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,196	57.340	68,582
FFL	First Floor	1,196	191.140	228,606
SFL	Second Floor	1,196	191.140	228,606
OFP	Open Porch	353	20.650	7,289
UAT	Upper Attic	299	105.130	31,433
EFP	Enclos Porch	15	70.800	1,062

Net Sketched Area:	4,255			Total:	565,578
Size Ad	2392	Gross Area	5152	FinArea	2542

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	